

U. S. BOASTS OF UNPRECEDENTED AMOUNT OF RESIDENTIAL ERECTION

GREATER ACTIVITY SEEN IN BUILDING FIELD THIS YEAR

All Departments of Construction Show Renewed Enterprise.

MAY BREAK RECORD Unprecedented Amount of Residential Building in Progress.

With regard to the building situation throughout the country S. V. Straus & Co. say:

"As the season advances increased activities prevail in all departments of construction and there is substantial evidence that predictions made some time ago that the year 1922 would establish new building records are being borne out. While there is an unprecedented amount of residential construction there is activity in all other lines, including industrial plants.

"There is a firm and well-sustained demand for building capital. Prices for all basic materials show tendencies to stiffen up as greater activities get under way. The labor situation, viewed from the standpoint of the entire country, is favorable and wages are holding up well, due to a greater demand as well as a lessened supply as the result of a considerable exodus of workers from some of the building trades.

"Perhaps the most salutary phase of the situation lies in the effect which increased building activities is having on general business. An optimistic note is to be observed throughout the entire realm of business in this country, and evidences of returning prosperity will undoubtedly multiply with the upward trend of building operations. A new building is the symbol of progress because in its construction there is involved substantially every line of trade and industry as well as increased land values in the vicinity where it is built. The present extensive building program now taking place may be viewed as the tangible manifestation of national progress and prosperity, and its continuation is bound to have a stimulating effect on all departments of business."

REORGANIZATION CRITICS ATTACHED

Engineering Council Leader Upholds Harding Public Work Plan.

"Conceits and petty jealousies by men in high official position is blocking the reorganization of government departments and holding back their work," declared L. W. Wallace, of the engineering council of the Federated American Engineering Societies, in a statement issued recently.

The statement urges the speedy establishment of a department of public works and points out that such an organization is absolutely essential because of the huge waste of public funds arising from the present system of making public improvements. "Men in high official positions accustomed to the handling of large and important business enterprises prior to the beginning of their official life and whom one would expect to be above the petty jealousies of average men are now exhibiting a surprising lack of bearing and forbearance. Quarrels between these officials are being supported by well-known and powerful organizations with a fervor that is unbelievable.

"Shall this last of the government's endeavors to put the government on a business basis be defeated? The statement asks. "President Harding should not be defeated merely because he happens to be a Republican and in power, but on the contrary he should be upheld because he is attempting to follow sound business principles with regard to reorganization in the government, and he should be applauded because of the fact that all right-thinking men are behind him in the opposition."

Fairfax Entertainment To Be Held in Town Hall

FAIRFAX, Va., May 13.—Mrs. D. H. Kincheloe, wife of Representative Kincheloe, will give an entertainment on June 1 at 8 p. m. in the Town Hall.

Fairfax Circuit Court Will Convene Tomorrow

FAIRFAX, Va., May 13.—The May term of the Circuit Court of Fairfax County will convene Monday. A number of liquor cases will be among those presented.



Don't let that lot of yours stand vacant. I can build THIS ATTRACTIVE BUNGALOW on it at a figure WORTH YOUR WHILE.

The Bungalow above has 7 rooms, tile bath, sleeping porch, open fireplace, double hardwood floors.

Price, \$7,600 complete Plans and specifications on application.

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SMALL APARTMENT CROWDED WITH FURNITURE IS SETBACK

After You Buy Your Apartment Watch for Unnecessary Furnishings.

Certainly, two is often company and three almost a crowd in the average apartment for light house-keeping. It is likewise with furniture, and how to make the most of limited space is a very important question.

You may be condensing your household goods and unbundling yourself of countless acquisitions in order to set up your home within the confines of two or three rooms. An uncertainty often exists as to the most useful articles to retain. Sentiment may handicap you severely, to your half-conscious regret. You must first put that aside in selecting from your store of possessions. A good plan to follow might be to make a list of all the really beautiful furniture you possess. All that is mediocre and unattractive for the new home can be thus immediately eliminated. Then there are among the good pieces some that are sure to be patently useless in confined quarters. Take a long look at these and relinquish them. Such things as heavy dining room sets, large bookcases, French beds and ponderous wardrobes are not going to fit in, no matter what you hope.

The main room is unusually large, on the studio order, there is a chance that several large pieces can be used to great advantage. Chests that hold things, secretaries that are more than they seem to be, box couches, a long library table that can serve more than one purpose, an ever useful screen or, side tables that need wall space, big chairs that have character and any cherished heirloom that is not out of keeping, all have their uses. As is often the case, this large room is frequently used also as a sleeping apartment in disguise. A box couch, a convertible davenport or a built-in divan are delightfully comfortable by night and quite dignified and comfortable by day with the bed and clothes all safely tucked away. A fine chest of drawers or a high-boy might do duty as a bureau and there are little dressing tables that would never suggest the name if seen with the triple mirror.

SEVENTEEN HOUSES INCLUDED IN DEALS

F. M. Johnson Reports Heavy Sales of Houses for Past Week.

Seventeen houses, including one bungalow, aggregating a total of \$150,750 are reported in sales made recently by F. M. Johnson, 1731 K street northwest. Price of these properties ran from \$4,500 to \$12,000. In size the houses were from six rooms and bath to ten rooms and two baths, and all contained modern improvements. The houses sold are:

No. 637 Princeton street, sold by Louis Yurov to Jason F. Stiles, six rooms and bath, \$9,500; No. 607 Wilson boulevard, sold by Emma S. Marsteller to P. N. Briggs, eight rooms and bath, \$7,500; No. 1424 Crittenden street, sold by Rev. J. J. Dimon to S. E. Kaplan, seven rooms and bath, \$11,500; No. 3014 Georgia avenue, sold by William F. Betzel to H. M. Johnson, eight rooms and bath, \$4,500; No. 3561 Holmead place, sold by Bessie A. Peace to M. Stafford, nine rooms and bath, \$7,800; No. 1345 Perry place, sold by J. F. Surace to William E. Milton, six rooms and bath, \$8,350; No. 1615 First street, sold to O. Urciolo to M. Lully, six rooms and bath, \$7,500; No. 628 Keefer place, sold by O. George to A. Brunnett, eight rooms and bath, \$7,500; No. 6227 Georgia avenue, sold by A. Brunnett to O. George, eight rooms and bath, \$12,000; No. 32 Sycamore street, Takoma Park, sold by Shipley and Lush to W. A. Nichols, bungalow, \$8,700; No. 4510 Iowa avenue, sold by George H. Johnson to Dora Gill, six rooms and bath, \$10,000; No. 1264 Irving street, sold by C. M. Gladmon to W. J. Oates, ten rooms and two baths, \$12,000; No. 3603 Eleventh street northwest, sold by W. T. Grant to J. T. Kane, six rooms and bath, \$7,500; No. 4509 Thirteenth street northwest, sold by F. M. Johnson to May Boldtmann, six rooms and bath, \$9,850; No. 1207 Fairmont street, sold by E. H. Shaw to Cora Sanders, ten rooms and bath, \$10,500; No. 616 Fourteenth street northeast, sold by Max Cherrinoff to Corinne Wells, eight rooms and bath, \$6,800; No. 4505 Thirteenth street northwest, sold by F. M. Johnson to George W. Wylie, six rooms and bath, \$9,250.

Double Service Pieces. Any article that serves two purposes, providing it is in good taste, will be greatly appreciated, you may be sure. Furniture that covers a multitude of needs has a distinct place in the kitchenette apartment. Hence, screens, window seats,

PARLOR REPLACED BY LIVING-ROOM IN AMERICAN HOMES

Austerity of Old-Fashioned Guest Room Gives Way to New Style.

The Good Furniture Magazine this week says:

With the passing of the American interpretation of the parlor, the living room, as we know it today, came into its own. While the room is properly the social center of family life, it is often fitted by its semi-formal furnishings to serve as a reception room as well and should, therefore, follow the lines laid down by the interior architectural detail. Also, it must be furnished to meet the individual needs of the family who will live in it. Such rooms are most successful when the several tastes of the members of the household are factually and harmoniously brought together under the inspiration of the mistress of the home or under some other competent hand.

Quotes Lucullus. When the Roman philosopher Lucullus said centuries ago, "Show me a man's house and I will read you the man, he spoke as truly for today as for his own time, with per-

haps the point conceded that it is now the woman's individuality which may be read in the home. Admitting then, that in the choice of color, material and design for her wall coverings, draperies and floor coverings, her own taste is a dominant influence, she who fits and furnishes her house wisely and successfully, realizes that she must study its interior architectural detail and in all of her schemes follow the lines this indicates.

The character, color and finish of the standing woodwork, with the design shown in mantel, wainscot and cornice, will give her the clue, so to speak, to the proper selection of the furniture to be placed in the setting these provide. In laying out her plan of procedure, in making her purchases of furniture, she will find it best to select the largest pieces first. A perfectly equipped living room requires a large reading table—practically a library table (such a room also frequently serves as a library). A sofa or other large couch of dimensions as generous as her pocketbook and the scale of her room will permit is, too, an unfailingly acceptable piece for the large living room and serves to complement the long table.

Harmony Desirable. The sofa may find its place facing the open fire with the table placed directly back of it, or it may be coisly set at right angles with the corner piece. The upholstered or overstuffed couch should be further supported by two large easy chairs covered in the same material as the couch. These pieces settled, the amateur house furnisher may pass on to the selection of the less

impressive furnishings (as regards dimensions) but if she is a wise woman she will, in the fitting of her room, accord no single piece precedence, in point of importance, over another used in the same room. Each chair, large or small, should be as comfortable, and in its way as good looking as its neighbor.

These tables are made in a wide variety of styles and consultation with the dealer will enable him to produce these in Colonial, Queen Anne, Jacobean or a number of modern styles from which a selection may be made to fit the particular living room.

Books, in bookcases in character with the other furniture, or filling built-in book shelves, are valuable decorative assets of the modern living room; while flower stands, little tables, low seats and footstools, together with the discreetly placed "small things," will combine to bring into the room the home quality which is a strong element in its successful making.

Modern American-made machinery is used in built lights in the City of Chihuahua, Mexico. Instead of having a team of horses or mules drag the carcass of the dead bull out of the arena, as has been the custom from time immemorial, an American-made tractor was employed.

FRUITS & FLOWERS AWAIT DELEGATES ON PACIFIC COAST

Californians Ready to Make Good Boasts to Real Estate Men.

SAN FRANCISCO, May 13.—California fruits, flowers and other gifts will be distributed in profusion to visitors attending the fifteenth annual convention of the National Association of Real Estate Boards to be held here from May 30 to June 2.

This is the announcement of Albert E. Kern, vice president of the national and state associations and chairman of the committee on cooperation of California Real Estate Boards. The convention will be held in San Francisco's \$2,000,000 auditorium. As the visitors enter the building they will pass through corridors bordered on either side by

booths and social centers provided by the various city and county boards as a meeting place for delegates.

At these booths visitors will be told personally of the attractions of the community or county in question. Fruits, flowers, and other things for which each county is noted will be distributed. An effort will also be made to arrange parties to visit the sections represented as the guests of the boards.

Many of the boards will furnish special entertainment for visitors. The main purpose of the board participation, however, will be to afford delegates from outside of the State the opportunity of knowing about the many wonders of California.

"Spend your vacation in California after the convention" is to be the slogan of California realtors and every provision is being made to entertain a record number of post-convention parties.

A tally is now being made at convention headquarters on the prospective attendance of the convention and returns to date indicate that this will be the largest gathering of the National Association of Real Estate Boards that has ever been held west of the Rockies; special trains, private cars, motor catavans and steamer parties are being arranged to carry the convention throngs to San Francisco.

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Chevy Chase, D. C., \$15,750

Beautiful detached brick residence, 8 large rooms and 2 baths, open fireplace, sleeping porch, front and rear porches, hot-water heat, electric light, hardwood floors and trim, pantry, laundry, servants' toilet, elaborate electric fixtures, and every other modern convenience. Large lot, shrubbery, and two-car garage. Ideal location—close to Connecticut avenue; \$250 cash and moderate monthly payments.

Near 8th and Crittenden, \$7,450

Very substantially built new 6-room-and-bath house with hot-water heat, electric light, hardwood floors and trim, front and rear porches, sleeping porch, pantry, laundry, extra toilet, and numerous other excellent features. Large lot with room for garage. \$1,000 cash and \$75 per month.

Chevy Chase, D. C., \$11,500

Very pretty detached frame two-story house, with hot-water heat, electric light, porches and all modern fixtures. Lot 45x95½. \$2,000 cash and \$100 per month. Excellent location—close to Connecticut avenue.

Near 20th and K Streets, \$7,500

Three-story brick house, containing 9 rooms and bath, furnace heat, gas light, large cellar and good-size lot. Moderate cash payment, balance monthly.

Chevy Chase, D. C., \$10,500

Attractive brick house, containing 8 large rooms and 2 baths, sleeping porch, front and rear porches, hardwood floors and trim, screens, pantry, laundry and toilet, garage; on good lot. \$2,000 cash, balance like rent.

New Hampshire Ave., Near Newton St., \$10,600

Unusual offering in a good substantial brick house, containing 6 rooms, reception hall, tiled bath, sleeping porch, hardwood floors and trim, front and rear porches and other features. Lot 20 feet by 100 feet deep to paved alley. Double garage on property.

Spring Road, West of 14th Street, \$12,750

8-room-and-bath brick house, sleeping porch, front and rear porches, hardwood floors and trim, hot-water heat and electric light, built-in garage and all appointments of the complete modern establishment. Excellent lot in unusually good section. Moderate cash payment and balance as rent.

New Hampshire Ave., Near Princeton, \$9,500

Very pretty brick house with 6 rooms, reception hall, tiled bath, hot-water heat, electric lights, porches, screens, awnings, extra toilet, laundry, large lot with garage. Property in first-class condition.

S Street, Near New Hampshire Avenue, \$10,500

Large stone-and-brick residence, containing 10 rooms and bath on three floors, has furnace heat, electric light and other features. \$2,000 cash and moderate monthly payments will take this excellent property.

Corner 15th and Mass. Ave. S. E., \$9,250

\$1,500 cash and \$75 per month buys this very high class 6-room and bath brick house, which has just been completed. It has hot-water heat, electric lights, sleeping porch, hardwood floors and finish. Front and rear porches, built-in garage and all modern appointments.

Near 9th and Crittenden, \$7,850

New six-room-and-bath brick residence, with hot-water heat, electric light and all fine modern appointments. Good-size lot with room for garage on alley. \$1,000 cash and low monthly payments make this a most attractive proposition.

Irving Street N. W., \$6,300

\$500 cash and small monthly payments will take this excellent 6 room and reception hall and bath house, large cellar. Furnace heat, gas lights porches and other appointments. Room on large lot for garage.

Near 9th and Kennedy Streets, \$7,850

\$1,000 cash and \$75 a month takes this excellent new 6-room-and-bath brick house. It has hot-water heat, electric light, porches and all modern conveniences. Large lot with room for garage.

13th Street, Near Harvard, \$16,000

Very attractive brown pressed brick residence, containing 12 rooms and 2 baths, steam heat, electric lights, porches, and all modern features. Good lot and room for garage on alley.

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May 12, 1922

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